

Alphabetical Listing of WI-Amended IBC occupancies and classifications

***Licensed CBRFs serving up to 8 residents are exempted. Daycares serving up to 8 children in one- or two-family dwellings are exempted. WI UDC applies to one- and two-dwellings built after 1980.**

Examples (not all inclusive)	OCCUPANCY
Adult Daycares for >5 persons <24 hours	I-4
Non-exempted agricultural buildings	U
Aircraft manufacturers	F-1
Amusement arcades	A-3
Amusement Parks	A-5
Animal hospitals/pounds	B
Apartment houses	R-2
Appliance manufacturers	F-1
Arenas with spectator seating	A-4
Art Galleries	A-3
Assisted Living Facilities for > 16 residents	I-1
Assisted Living Facilities for 6 to 16 residents*	R-4
Auditoriums	A-3
Automobile assembly plant	F-1
Ballparks	A-5
Banks	B
Banquet Halls	A-2
Barber/beauty Shops	B
Barns	U
Bars	A-2
Billiard parlors	A-3
Bleachers	A-5
Boarding houses (non-transient)	R-2
Boarding houses (transient)	R-1
Bowling alleys	A-3
Business machine factories	F-1
Canneries(including food processing)	F-1
Car washes	B
Ceramic factories that have ovens to glaze the finished product	F-2
Ceramic materials production	F-2
Chapels	A-3
Child Daycares for > 5 children <2-1/2 years old for <24 hours*	I-4
Childcare facility for >8 children <2-1/2 years old for >24 hours	I-2
Churches.	A-3
Civic Administration	B
Clinics	B
Clothing manufacturers	F-1
Colleges (above grade 12)	B

Examples (not all inclusive)	OCCUPANCY
Congregate Care Facilities for > 16 residents	I-1
Congregate Care Facilities for 6 to 16 residents*	R-4
Convalescent Facilities for > 16 residents	I-1
Convalescent Facilities for 6 to 16 residents*	R-4
Convents	R-2
Courtrooms	A-3
Dance Halls	A-3
Day care facilities	E
Deflagration/Accelerated Burning Hazard	H-2
Department stores	M
Detonation Hazard	H-1
Dormitories	R-2
Drug stores	M
Dry Cleaning(includes laundry delivery) and self service(dry cleaning not done on premises)	B
Elementary schools	E
Exhibition Halls	A-3
Factories	F-1 moderate hazard; F-2 low hazard (non-combustible contents)
Fairgrounds	A-5
Fire & Police Stations	B
Fraternities	R-2
Funeral parlors	A-3
Furniture makers	F-1
Garages, repair	S-1
Garages, storage	S-2
Grandstands	A-5
Greenhouses	U
Group homes for > 16 residents	I-1
Group homes for 6 to 16 residents*	R-4
Gymnasiums	A-3
Halfway houses for > 16 residents	I-1
Halfway houses for 6 to 16 residents*	R-4
Health Hazards	H-4
High schools	E
Hospitals for >5 residents	I-2
Hotels	R-1
Ice rinks (No seating)	A-3
Jails for >5 residents	I-3
Junior high schools	E
Lecture Halls	A-3
Legislative Assembly Halls	A-3
Libraries	A-3
Low Hazard Storage(non-combustible)	S-2
Machinery factories	F-1
Markets	M

Examples (not all inclusive)	OCCUPANCY
Material Supporting Combustion or Physical Hazard	H-3
Medical offices	B
Moderate Hazard Storage (combustible)	S-1
Monasteries	R-2
Mosques	A-3
Motels	R-1
Motion Picture Theaters	A-1
Motion/television filming studio	F-1
Motor vehicle repair garages	S-1
Motor vehicle service stations	M
Motor vehicle showrooms	B
Motor vehicle storage	S-2
Museums	A-3
Newspaper publishing centers	F-1
Night clubs	A-2
Nursing homes for >5 residents	I-2
Operatic Performance Theaters	A-1
Outpatient clinics (< 24 hours)	B
Passenger (waiting area) Stations including airports, bus, limousines, rail	A-3
Playgrounds	A-5
Post offices	B
Preschools	E
Professional services	B
Racetracks	A-5
Radio/television stations(no audiences)	B
Recreational (indoor) Centers	A-3
Residential Care Facilities for > 16 residents	I-1
Residential Care Facilities for 6 to 16 residents*	R-4
Restaurants	A-2
Retail or wholesale stores	M
Salesrooms	M
Semiconductor Fabrication Facilities	H-5
Sheds	U
Skating rinks with spectator seating	A-4
Social Rehabilitation Facilities for > 16 residents	R-4
Sororities	R-2
Stables	U
Stadiums	A-5
Storage	S-1 combustible storage; S-2 non-combustible storage
Swimming facilities (No seating)	A-3
Swimming pools with spectator seating	A-4
Synagogues	A-3
Taverns	A-2
Telephone exchanges	B
Television/radio studios (that admit audiences)	A-1

Examples (not all inclusive)	OCCUPANCY
Tennis courts with spectator seating	A-4
Tents	A-5
Testing & Research laboratories.	B
Warehouses	S-1 combustible storage; S-2 non-combustible storage

RESIDENTIAL OCCUPANCIES

Residential Group R	Typical Examples	Former Occupancy Chapters
R-1 for transient residential (<30 days stay)	Hotels, Motels, and Boarding houses (transient)	Chapter 57
R-2 for non-transient	Apartments, Convents, Dormitories, Monasteries, Fraternities and Sororities	Chapter 66; Chapter 57 for high-rise and non-transient residential
R-3 for 1&2 family; adult and childcare facilities for ≤ 5 clients for < 24 hrs*	Townhouses, Rowhouses, and 5 or less person daycare	Chapter 66; UDC; Chapter 54 for adult daycare
R-4 for >8 and ≤ 16 clients in assisted living	Assisted living facilities and Group homes	Chapter 57; Chapter 61; UDC; Chapter 66

Residential occupancies are used for sleeping accommodations and are not an institutional occupancy.

The main criteria that separate these residential occupancies from the institutional occupancies are the lack of restraint or physical limitation that makes people incapable of complete self-preservation. For example an elderly housing dormitory is R-2 occupancy building that would not require 24-hour-a-day medical supervision. But build a similar building where the residents required that 24-hour-a-day nurse or doctor care is located on site, it would be a nursing home under I-2 institutional occupancy.

Under the IBC residential occupancies are divided according to three main criteria:

1. Whether the occupants are transient or nontransient in nature;
2. The type and number of dwellings contained in a single building; and
3. The number of occupants living in the facility.

The main difference between Group R-1 and Group R-2 is the transient nature. The number and type of dwellings is what separates the Group R-3 use buildings from other occupancy groups. And Group R-4 is limited to 16 or less residents, but not exempt from commercial code under UDC provisions.

Designers are also cautioned that the IBC has a different definition for a “dwelling unit” and a “living unit” in the code. There are some requirements that change between these two similar facilities. All code users should use caution when applying the code to one or the other.

If, after reading IBC Section 310, you still have a question on which building uses must meet what residential occupancy requirements and which are required to be institutional occupancy or meet UDC requirements, please contact a building plan examiner with your question. You may also E-mail your question to bldgtech@commerce.state.wi.us or FAX your question to a building plan examiner in one of our six full service offices. A full list of plan examiners is found in the Building Plan Submittal Kit or in the Wisconsin Building Codes Report publications. It may also be located on our Commerce web site at www.commerce.state.wi.us/SB/SB-HomePage.html. Choose the selection "**Programs**" from the toolbar at the left side, next choose by clicking on the arrow next to the choice **Commercial Buildings**, and scrolling down to click the choice of **Commercial Building Plan Reviewer list**.

Wisconsin-Amended IBC Daycare, Assisted Living & Related Classifications

(To be considered capable of self-preservation, an individual shall be alert and physically capable of taking action to preserve their life. As noted, staff supervision may be necessary to prompt self--evacuation.)

Daycare & Related Facilities - less than 24 hour care¹

Age and Capability of Residents	Number of Clients		
	1-8 children in a 1- or 2-family dwelling	1-5 in other occupancies	Over 5 in other occupancies
2-1/2 years or less (assumed not capable of self preservation)	Exempt; UDC (Uniform Dwelling Code) if built after June 1, 1980	R-3	I-4 E if <100 children and provided with direct grade-level exits from each care room
Over 2-1/2 years and capable of self-preservation without supervision	Exempt; UDC if built after June 1, 1980	R-3	E - Children A-3 - Adult
Over 2-1/2 years and not capable of self-preservation or only capable of self-preservation with supervision	Exempt; UDC if built after June 1, 1980	R-3	I-4 or E

¹Places of worship during religious functions exempted

Assisted Living Facilities - 24-hour care

(To be used for residential facilities in which the staff has fulltime supervisory responsibility for the clients' safety. If this supervision is not provided, then R-1 or R-2)

Age and Capability of Residents	Number of Clients		
	<u>Licensed</u> CBRF Serving 1-8	6-16	Over 16
2-1/2 years or less (assumed not capable of self preservation)	Exempt; UDC if built after June 1, 1980	I-2 ¹	I-2 ¹
Over 2-1/2 years and capable of self preservation with supervision	Exempt; UDC if built after June 1, 1980	R-4	I-1
Over 2-1/2 years and not capable of self-preservation	Exempt; UDC if built after June 1, 1980	I-2	I-2

¹If the building is a licensed nursing home or hospital, plan submittals shall be to the Department of Health and Family Services

Wisconsin-Amended IBC Daycare/Assisted Living Classifications

(To be considered capable of self-preservation, an individual shall be alert and physically capable of taking action to preserve their life. As noted, staff supervision may be necessary to prompt self--evacuation.)

Daycare, Assisted Living & Related Occupancy Summary¹

Occupancy	Care Provided	Care period	Resident Age	Resident Self - Evacuation	Number of residents	Examples
I-1	Personal	24 hours	>2-1/2 years	Capable with Supervision	>16	some CBRFs
I-2²	Medical, nursing, custodial	24 hours	NA	Incapable	>5	Hospitals, nursing homes, some CBRFs
I-2	Custodial/personal childcare	24 hours	≤2-1/2 years	NA	>5 ²	child care facilities
I-3	Detention	24 hours	NA	Restrained	>5	jails
I-4	Custodial/personal care	<24 hours	NA	Incapable	>5 ³	child and adult daycares
A-3	Recreational/Social	<24 hours	>12th grade	Capable	>5	adult centers
E	Childcare	<24 hours	<2-1/2 years	NA	6 to 100 ³	child daycares (classrooms shall have direct grade-level exits)
E	Educational/special education/child daycare	<24 hours	>2-1/2 years	NA	NA	schools incl. special education and daycares
R-3	Custodial/personal	<24 hours	>18 years	Capable with Supervision	1-5	adult daycares
R-4	Personal	24 hour	>2-1/2 years	Capable with Supervision	6-16 ³	some CBRFs

¹Places of worship during religious functions exempted from daycare requirements

²If the building is a licensed nursing home or hospital, plan submittals would be to the Department of Health and Family Services

³Licensed CBRFs serving up to 8 residents are exempted. Daycares serving up to 8 children in one- or two-family dwellings are exempted. WI UDC (Uniform Dwelling Code) applies to one- and two-dwellings built after June 1, 1980.

Wisconsin Amended IBC Occupancy Group U

Use listed in IBC Group U	Applicable Code (IBC - International Building Code, UDC - Uniform Dwelling Code)	State Plan Review Required?	Notes
Agricultural building serving a single farm	Local ordinance	NA	Comm 61.02(3)(e) "farming"
Agricultural building - other	IBC	Yes	Does not meet state statute section 101.01(11) waiver
Aircraft hangar attached to a one- or two-family dwelling	UDC	NA	If dwelling built after 6-1-80, otherwise local ordinance
Aircraft hangar, detached, serving a one- or two- family dwelling	Local ordinance	NA	61.02(1)
Barn serving a single farm	Local ordinance	NA	Comm 61.02(3)(e) "farming"
Carport attached to one- or two-family dwelling	UDC	NA	Comm 21.08 for ratings
Carport attached to a multi-family dwelling	IBC	Yes	Treat like a storage garage
Fences more than 6 feet high serving a commercial or multi-family dwelling		No	61.30(2)
Grain silo serving a single farm	Local ordinance	NA	Comm 61.02(3)(e) "farming"
Grain silo not part of a single farm	IBC	No	61.30(2)
Greenhouse – production	Local ordinance	NA	Comm 61.02(3)(e) "farming"
Greenhouse – retail/education	IBC	Yes	Some reviews exempt Comm 61.30(1) for smaller buildings
Livestock shelter serving a single farm	Local ordinance	NA	Comm 61.02(3)(e) "farming"
Livestock shelter not part of a single farm	IBC	No	61.30(2)
Private garage (attached) serving a one-or two-family dwelling	UDC	NA	If dwelling built after 6-1-80, otherwise local ordinance
Private garage (detached) serving a one-or two-family dwelling	Local ordinance	NA	
Retaining walls serving a commercial building		No	61.30(2)
Shed serving a one- or two- family dwelling	Local ordinance	NA	
Shed serving a commercial or multi-family building	IBC	Yes	Some reviews exempt Comm 61.30(1) for smaller buildings
Stable – owner-use only	Local ordinance	No	Comm 61.02(3)(e) "farming"
Stable – public boarding	IBC	Yes	Some reviews exempt Comm 61.30(1) for smaller buildings
Tanks for commercial purposes		No	61.30(2); Special submittal requirements per Comm 10 for any tanks containing flammable

			or combustible liquids
Towers for commercial purposes		No	61.30(2)

The above chart shows that very few buildings and structures as listed in IBC Section 312 for Utility and Miscellaneous Group U will require plan review under the Wisconsin Commercial Building Code/IBC requirements. Per section Comm 61.30, certain smaller buildings are exempt from state plan review or may be voluntarily designed and registered by a Wisconsin licensed professional architect or engineer in lieu of state plan review. Some of the structures above will have to meet the requirements of the IBC, but are not buildings or listed structures under section Comm 61.30(1) & (2) requirements, so do not need state plan review.

Some of the buildings are regulated by the Wisconsin Uniform Dwelling Code (UDC) if they are attached to, or possibly if adjacent to, a one- or two-family dwelling that was originally built after June 1, 1980.

Local building code ordinances may apply to older dwellings or exempted buildings and impose additional requirements beyond the IBC.

If, after reading IBC Section 312, you still have a question on which building are U occupancy and which must meet UDC requirements, please contact a commercial building plan examiner with your question. You may also E-mail your question to bldgtech@commerce.state.wi.us or FAX your question to a building plan examiner in one of our six full service offices. A full list of plan examiners is found in the Building Plan Submittal Kit or in the Wisconsin Building Codes Report publications. Also this list of plan examiners is located on our Commerce web site. Located at www.commerce.state.wi.us/SB/SB-HomePage.html choosing the selection **Programs** from a toolbar at the left side, next choose (click on) the arrow next to the choice **Commercial Buildings**, and scrolling down to click the choice of **Commercial Building**